

CHAPTER 7

VILLAGE TAX INCREMENT FINANCING CODES

ARTICLE I: GENERAL PROVISIONS

Sec. 7-0. GENERAL - APPLICABILITY.

The provisions of this Chapter shall apply to all persons, departments, offices, businesses, and agencies having any association with the Village of Orangeville's Tax Increment Financing (TIF) program.

Sec. 7-1. GENERAL - PURPOSE.

A. The purpose of this Chapter is to establish reasonable, comprehensive, and functional tax increment financing codes and policies for the Village. Components of these codes shall include (but are not limited to): specific provisions, eligible activities, TIF revenue bonds, financing, redevelopment plans, redevelopment project areas, and implementation strategies.

B. It is intended that these codes shall help protect and preserve the character of the Village with a consideration toward conserving the community's public health, safety, and welfare, while providing the best possible wholesome community environment.

Sec. 7-2. GENERAL - TERMS AND DEFINITIONS.

For the purposes of this Chapter, the following definitions shall apply to the terminologies indicated whenever they are used in this Chapter or any Village TIF plan, unless the context clearly indicates or requires a different meaning:

ACT. The term "Act," when used herein, shall mean the Tax Increment Allocation Redevelopment Act (Section 11-74.4-1 et seq. of the Illinois Municipal Code), including predecessor versions, as amended and supplemented including by the Registered Bond Act, the Bond Replacement Act, the Bond Authorization Act and the Local Government Debt Reform Act.

ADDITIONAL BONDS. The term "Additional Bonds," when used herein, shall mean any bonds issued in the future on a parity with and sharing ratably and equally in the pledged taxes with the bonds, as provided for in any Village ordinance.

AD VALOREM TAX. The term "Ad Valorem Tax," when used herein, shall mean a tax based on the value of real estate or personal property.

BLIGHTED AREA. The term "Blighted Area," when used herein, shall mean any improved,

unimproved, or vacant area within the boundaries of a Village redevelopment project area located within the territorial limits of a municipality, as defined by five (5) or more factors in the Tax Increment Allocation Redevelopment Act.

BOND REGISTRAR and PAYING AGENT. The terms “Bond Registrar” and “Paying Agent,” when used herein, shall mean that financial institution, with its principal office as the bond registrar and paying agent, and its successors and assigns.

BOND. The term “Bond,” when used herein, shall mean that tax increment bond authorized by ordinance and shall include any additional bonds issued under ordinance for the same TIF program.

CODE. The term “Code,” when used herein, shall mean the Internal Revenue Code of 1986, as amended, and shall include related Income Tax regulations.

CONSERVATION AREA. The term “Conservation Area,” when used herein, shall mean any improved area within the boundaries of a village redevelopment project area located within the territorial limits of a municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more.

DEBT SERVICE RESERVE REQUIREMENT. The term “Debt Service Reserve Requirement,” when used herein, shall mean an amount equal to the maximum annual debt service of a bond.

EQUALIZED ASSESSED VALUATION. The term “Equalized Assessed Valuation,” when used herein, shall mean that total estimated or actual equalized assessed valuation for a village tax increment redevelopment plan and project area as verified by the Stephenson County Clerk.

GOVERNMENT SECURITIES. The term “Government Securities,” when used herein, shall mean bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of the United States of America and all securities and obligations, the prompt payment of principle of and interest on which is guaranteed by a pledge of full faith and credit of the United States of America.

INCREMENTAL PROPERTY TAXES. The term “Incremental Property Taxes,” when used herein, shall mean 100% of the ad valorem taxes, if any, arising from the taxes levied upon taxable real property in a Village redevelopment project area, which taxes are attributable to the increase in the then current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in a Village redevelopment project area over and above the total initial equalized assessed value of each such lot, block, tract or parcel of real property, all as determined by the County Clerk of Stephenson County, IL, pursuant to and in accordance with the Act and applicable TIF ordinances, and includes any replacement or amended taxes.

INDEPENDENT. The term “Independent,” when used herein, shall mean any specified person who is in fact independent, i.e., is not connected with an issuer as an officer, employee, underwriter, or person performing a similar function, and whenever it is herein provided that the opinion or report of any Independent person shall be furnished, such person shall be appointed by an issuer, and such opinion or report shall state that the signer has read this definition and that the signer is Independent within the meaning hereof.

INDUSTRIAL PARK. The term “Industrial Park,” when used herein, shall mean an area suitable for siting by any manufacturing, industrial, research, or transportation enterprise, of facilities, to include but not limited to, factories, mills, processing plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair, overhaul or service facilities, freight terminals, research facilities, test facilities, or railroad facilities, and which area is sufficiently large to accommodate more than one such facility.

INDUSTRIAL PARK CONSERVATION AREA. The term “Industrial Park Conservation Area,” when used herein, shall mean any area within the boundaries of a given village redevelopment project area that is a labor surplus municipality or within one-and-a-half (1 ½) miles of such a municipality, and may include both vacant or developed land.

INITIAL EQUALIZED ASSESSED VALUE. The term “Initial Equalized Assessed Value,” when used herein, shall mean the equalized assessed value of taxable real property in a village redevelopment project area as equalized or assessed by the Department of Revenue of the State of Illinois for State and County taxes in accordance with and pursuant to the Act.

INVESTMENT LETTER. The term “Investment Letter,” when used herein, shall mean that Investment Letter attached as an exhibit to a village TIF ordinance.

LABOR SURPLUS MUNICIPALITY. The term “Labor Surplus Municipality,” when used herein, shall mean a municipality in which, at any time during the six months before the municipality by ordinance designates a redevelopment project area, the unemployment rate was over six percent (6%) and was 100 percent (100%) or more of the national average unemployment rate for the same time as published in the United States Department of Labor, Bureau of Labor Statistics publication titled “The Employment Situation” or its successor publication.

MUNICIPALITY. The term “Municipality,” when used herein, shall mean a city, village, or incorporated town.

OBLIGATIONS. The term “Obligations,” when used herein, shall mean bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

ORDINANCE. The term “Ordinance,” when used herein, shall mean any village TIF

ordinance or ordinances as originally adopted and as the same may from time-to-time be amended or supplemented in accordance with the terms thereof.

OUTSTANDING BONDS or BONDS THEN OUTSTANDING. The terms “Outstanding Bonds” or “Bonds Then Outstanding,” when used herein, shall mean bonds and additional bonds which are outstanding and unpaid; provided, however, such term shall not include bonds or additional bonds (a) which have matured and for which monies are on deposit with proper paying agents or are otherwise sufficiently available to pay all principle thereof and interest thereon; or (b) the provision for payment of which has been made by an issuer pursuant to a specific section in said ordinance.

PAYMENT IN LIEU OF TAXES. The term “Payment in Lieu of Taxes,” when used herein, shall mean those estimated tax revenues from real property in a village redevelopment project area acquired by a municipality, which, according to its redevelopment project or plan is to be used for a private use, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in such area.

PLEDGED TAXES. The term “Pledged Taxes,” when used herein, shall mean the increment property taxes pledged by an issuer to pay, and as security for the payment of the bonds.

PLEDGED TAXES FUND. The term “Pledged Taxes Fund” when used herein, shall mean the special tax increment allocation fund for a redevelopment project area of an issuer, to which each is authorized under TIF Ordinances and the Act and further described by the appropriate section of the appropriate ordinance.

PROJECT COSTS. The term “Project Costs,” when used herein, shall mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred by an issuer in implementing a project.

QUALIFIED INVESTMENTS. The term “Qualified Investments,” when used herein, shall mean the investments in government securities and such other investments as may from time-to-time be permissible under the laws of the State of Illinois.

REDEVELOPMENT PLAN. The term “Redevelopment Plan,” when used herein, shall mean the comprehensive program of a municipality for the development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof, or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extended into the redevelopment project area.

REDEVELOPMENT PROJECT. The term "Redevelopment Project," when used herein, shall mean any development project in furtherance of the objectives of a redevelopment plan.

REDEVELOPMENT PROJECT AREA. The term "Redevelopment Project Area," when used herein, shall mean an area designated by a municipality, which is not less in the aggregate than one-and-one-half (1½) acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

REDEVELOPMENT PROJECT COSTS. The term "Redevelopment Project Costs," when used herein, shall include the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to a redevelopment plan and a redevelopment project.

TAXING DISTRICTS. The term "Taxing Districts," when used herein, shall mean counties, townships, cities, and incorporated towns and villages, schools, roads, parks, mosquito abatement districts, forest preserves, public health units, fire protection districts, river conservancies, tuberculosis sanitariums, cemeteries, and any other municipal corporations or districts with the power to levy taxes.

TAXING DISTRICTS' CAPITAL COSTS. The term "Taxing Districts' Capital Costs," when used herein, shall mean those costs of taxing districts for capital improvements that are found by a municipal corporate authority to be necessary and to result directly from a redevelopment plan.

VACANT LAND. The term "Vacant Land," when used herein, shall mean any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which have not been used for commercial/agriculture purposes within five (5) years prior to the designation of a redevelopment plan, unless such parcel is included in an industrial park conservation area or such parcel has been subdivided.

VILLAGE or ISSUER. The terms "Village" or "Issuer," when used herein, shall mean the Village of Orangeville, Stephenson County, Illinois, and its successors and assigns.

Sec. 7-3. GENERAL - SEVERABILITY.

The sections, paragraphs, sentences, clauses and phrases of this Chapter are severable, and if any phrase, clause, sentence, paragraph or section of this Chapter shall be declared unconstitutional, invalid, or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Chapter.

Sec. 7-3 through 7-10. RESERVED.

ARTICLE II: SPECIFIC PROVISIONS

Sec. 7-11. SPECIFIC - AUTHORITY.

A. The Village of Orangeville derives its authority to implement TIF programs from the State of Illinois' Real Property Tax Increment Allocation Redevelopment Act (Chapter 24, Article II, Division 744, Section 11-74.4-1 et seq.), of the Illinois Revised Statutes.

B. The Village of Orangeville, also known as the "Issuer," and as a non-home rule unit, adopts the municipal authority described in "A" above for the purpose of implementing tax increment financing within certain areas of the Village's corporate limits.

C. Tax increment financing shall be used as the principal source of funding for any and all Village of Orangeville TIF Redevelopment Plans and their respective projects.

D. Once a TIF program plan has been approved, adoption of said plan shall be in the form of ordinances. Specifically, ordinances: defining financing through the sale of bonds and/or private investment; approving the redistribution plan and its projects; adopting tax increment financing; and defining the tax increment financing area shall be adopted by the Village Board.

Sec. 7-12. SPECIFIC - AUTHORIZED AGENTS.

A. The corporate authority shall from time-to-time appoint and authorize one or more agents (individuals and/or corporations), who shall be known as "Developers," to manage property purchases, maintain property titles, and disburse and collect Orangeville TIF Redevelopment Plan funds for the corporate authority.

B. Whenever feasible, contracts and resolutions shall be the primary legal tools utilized by the Village of Orangeville to create redevelopment agreements when it is desired to have an agent act on the Village's behalf concerning its TIF redevelopment plans. Resolutions shall be used to appoint and authorize agents, while contracts shall be used to define the details of the agreements between the respective parties.

C. Whenever an agent desires to negotiate or conclude a TIF agreement and/or a contract on behalf of the Village, it shall first seek and acquire the approval of the Village Board.

Sec. 7-13 through 7-20. RESERVED

ARTICLE III: ELIGIBLE ACTIVITIES

Sec 7-21. ACTIVITIES - APPROVED.

The Village of Orangeville shall consider the following list of activities as its primary areas of concern when funding activities with its TIF revenues:

- A. Property assembly costs including, but not limited to, acquisition of land and other real or personal property costs;
- B. The demolition of buildings and the clearance and grading of land;
- C. The construction of public works or improvements, including the installation, repair, construction, reconstruction or relocation of streets, utilities and site improvements;
- D. The renovation, rehabilitation or the construction of any structure or building;
- E. Studies, surveys, plans, and specifications;
- F. Professional service costs, including but not limited to, architectural, engineering, legal, marketing, financial planning, or special services;
- G. Training costs;
- H. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interests on any obligations; and
- I. Staffing costs to implement and administer a redevelopment plan.

Sec. 7-22 through 7-30. RESERVED.

ARTICLE IV: REDEVELOPMENT PLANS

Sec. 7-31. PLAN - CONTENT.

- A. All Village redevelopment plans, once approved and adopted, shall be kept on file in the office of the Village Clerk.
- B. At a minimum, redevelopment plans shall contain objectives, policies, a general land use strategy, plats, and project descriptions and activities.
- C. Redevelopment Plans shall be identified by an alpha-numeric title that reflects the Village's name, a project name that includes the words, "Tax Increment Financing Plan,"

and a date (month/day/year) the plan was adopted. Subsequent amendments of a given plan shall be titled with that plan's title and be denoted with the addition of a sequential alphabetic letter beginning with "A."

Sec. 7-32. PLAN - OBJECTIVES.

The objectives for a village plan shall be:

- A. To reduce or eliminate those conditions which qualify the redevelopment area as a "conservation area";
- B. To prevent the recurrence of blighting conditions and enhance the value of properties in conformance with the Plan;
- C. To enhance the real estate and retail sales tax base for the Village of Orangeville and all other taxing districts which extend into the redevelopment area;
- D. To encourage private investment, redevelopment, and rehabilitation within the redevelopment plan area and contiguous areas through land assemblage and public improvements for new redevelopment sites, interest subsidy for new private development and rehabilitation assistance (loans and/or grants) for existing property;
- E. To provide improvements including, but not limited to, streets, sidewalks, street lights, lighting, traffic controls, alleys, street furniture, various utility improvements, and public open landscape space;
- F. To provide relocation assistance and the clearance of structures that are necessary to achieve private and public development; and
- G. To create new permanent jobs and the retention of existing jobs in more efficient and effective working and living conditions.

Sec. 7-33. PLAN - POLICIES.

Village redevelopment plan polices shall include (but are not limited to):

- A. Providing assistance for site control as needed to advance the plan and its projects, including the acquisition of property and dedication of land for public street right-of-way and improvements, and the needed utility facilities;
- B. Securing economic development programs and loans from the State of Illinois to assist the plan and its projects as may be needed to provide financial feasibility;

- C. Providing adequate public street improvements in the area to remove existing deficiencies;
- D. Providing financial assistance for the rehabilitation and enhancement of existing properties;
- E. Establishing a plan area or tax increment district as a mechanism through which private redevelopment and rehabilitation can be realized; and
- F. Providing relocation assistance as may be necessary in the form of advisory and consultation services.

Sec. 7-34. PLAN - LAND USE.

- A. A village redevelopment plan shall have a general land use plan attached as a legal description exhibit. Said description shall be used to identify and designate the land use categories for commercial, industrial, residential, and public lands.
- B. All development projects in a redevelopment plan shall be subject to the provisions of the Village's zoning ordinances and other applicable codes as may be in existence and as may be amended from time-to-time.
- C. The Village shall, if necessary, accomplish appropriate zoning classifications and/or variances to accommodate the requirements of a redevelopment plan's land use plan.

Sec. 7-35. PLAN - PROJECT DESCRIPTIONS AND ACTIVITIES.

A plan's projects description and activities shall include provisions for both private and public investments and improvements.

- A. Private projects shall include (but are not limited to): **(1)** rehabilitation of existing buildings where said rehabilitation can bring the building into conformity with the plan and village codes; **(2)** construction of new industrial, commercial, office, service, residential structures and related parking; and **(3)** a marketing program that includes interest subsidy to entice investment and development.
- B. Public projects shall be used to attract and complement private investment. These projects may include (but are not limited to): **(1)** construction of new streets, street resurfacing and/or widening, traffic improvement, lighting, sidewalks, alley improvement, and off-street parking; **(2)** construction of new storm sewer lines and drainage ways, and expansion and repair of existing lines and ways; **(3)** construction of new sanitary sewer lines, and expansion and repair of existing lines; **(4)** construction of new potable water

storage facilities and lines, and expansion and repair of existing facilities and lines; and (5) land acquisition, property demolition and disposition, as well as property rehabilitation and financial assistance.

Sec. 7-36 through 7-45. RESERVED.

ARTICLE V: REDEVELOPMENT PROJECT AREA

Sec. 7-46. AREA - BOUNDARIES.

A description of redevelopment project area boundaries, also known as geographical boundaries, shall be required to be included with all village redevelopment plans. Said descriptions shall be labeled as a legal description and attached as an exhibit. Said exhibit shall be labeled so as to reflect its association with its respective TIF program.

Sec. 7-47. AREA - DIVISIONS.

A. For ease of plan management and administration, it is recommended that village redevelopment plans containing large, contiguous tracts of land and/or multiple types of areas, and be sub-divided in the plan according to each area's classification. Each sub-division or area boundary shall be denoted on the plan plat and labeled with an alphabetic character. It is also recommended that each sub-division be given its own distinctive name.

B. All parcels of real property in a given plan's area are to be contiguous. Parcels of real property that are not contiguous with their respective plan area shall not be considered to be a part of a redevelopment plan.

Sec. 7-48 through 7-55. RESERVED.

ARTICLE VI: IMPLEMENTATION STRATEGY

Sec. 7-56. STRATEGY - OUTLINE.

A redevelopment plan implementation strategy shall consist of setting priorities for public actions; developing estimated project costs; identifying the most recent equalized assessed valuation; determining the redevelopment valuation; identifying a source of funding and its obligations; and determining an end date for the completion of the plan.

Sec. 7-57. STRATEGY - PRIORITIES.

The priorities for public actions shall include: all necessary administrative and professional services; construction of a new potable water storage tower and distribution system; construction and/or replacement of storm and sanitary sewer facilities; a marketing

program; land acquisition and disposition; interest subsidy; construction of streets and other public utilities; rehabilitation assistance for public schools; residential and commercial rehabilitation assistance; and various public improvements in a project area, all if/as needed.

Sec. 7-58. STRATEGY - ESTIMATED COSTS.

All village redevelopment plans shall have developed a list of estimated allowable costs. Said list shall include allowable costs by project activity under a title of "Public Improvement" and shall be considered to be a plan's budget. Said list should be attached to its respective plan as an exhibit.

Sec. 7-59. STRATEGY - EQUALIZED ASSESSED VALUATION.

All village redevelopment plans shall include a figure representing a plan's total equalized assessed valuation. Said valuation shall be verified by the Stephenson County Clerk.

Sec. 7-60. STRATEGY - REDEVELOPMENT VALUATION.

Calculation of the private redevelopment (industrial and residential) valuation prior to completion of the projects, based on the tax rate at time of calculation, will only produce an estimate. Actual valuation figures will not be available until completion of the redevelopment projects, and appropriate taxing procedures have been applied and taxes collected.

Sec. 7-61. STRATEGY - SOURCE OF FUNDING.

The principal source of funds for any Orangeville TIF redevelopment plan shall come from tax increment revenue bonds and revenue generated by the Village's economic development.

A. Bonds (one or more) shall be implemented on a phased basis. The terms of the bond issues shall not exceed twenty (20) years and the interest rate shall conform to statutory limitations. After the total equalized assessed valuation of taxable real property in a redevelopment plan's project area exceeds the total initial equalized assessed value of all taxable real property in a redevelopment plan's project area, the ad valorem taxes, if any, arising from the levies upon real property in a redevelopment plan's project area by taxing districts and the rates determined in the manner provided in the State of Illinois' Real Property Tax Increment Allocation Redevelopment Act, Section 11-74.4-9 (b) each year after the effective date of an ordinance until a redevelopment plan and project costs and obligations issued in respect thereto have been paid shall be divided as follows: **(1)** that portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract,

or parcel of real property in a redevelopment plan's project area shall be allocated to and when collected shall be paid in the manner required by law in the absence of the adoption of tax increment allocation financing; and **(2)** that portion, if any, of such taxes which is attributed to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in a redevelopment plan's project area over and above the initial equalized assessed value of each property in a redevelopment plan's project area shall be allocated to and when collected shall be paid to a municipal Treasurer who shall deposit said funds in a special fund called "The Special Tax Allocation Fund for the Downtown Redevelopment District" of the municipality for the purpose set forth in an Orangeville Redevelopment Plan.

B. Calculations of expected proceeds for tax increment bonds shall be based on a current equalization multiplier 1.0 and a current tax rate \$9.3457 for 2009, both of which are subject to change.

C. All funds generated by tax increment financing shall be committed to debt retirement.
Sec. 7-62. STRATEGY - END DATE.

All village TIF redevelopment plans shall be required to reflect an estimated end date for a plan as "no later than." Any obligations incurred to finance a plan and its projects shall bear such dates of maturity. A three (3) year extension to an end date may be added if the corporate authorities deem it necessary and appropriate.

Sec. 7-63. STRATEGY - INTERESTED PARTIES.

A. Pursuant to the Tax Increment Allocation Redevelopment Act, the Village shall be required to establish an "Interested Parties" registry and adopt the registration rules as provided in the Act. Said registry, once established, shall be maintained by the office of the Village Clerk.

B. Applications for registration for individuals as well as organizations can be obtained from the Village Clerk. Individuals must submit proof of residency with their application, while organizations must submit a one-page statement describing their current operations in the Village with their application.

C. Once registered, a registration shall remain in effect for three (3) years. At the end of a registration period, a registration can be renewed by repeating the original registration process. The Interested Parties Registry is a public record and open for review.

D. The purpose of the registry is to create a mailing list for the Village so that interested parties can be informed of changes to a proposed redevelopment plan. Notices of change requiring notification shall include (but are not limited to): **(1)** adding additional parcels of

property to a stated proposed redevelopment project area; **(2)** changes that substantially affect the general land uses proposed in a redevelopment plan; **(3)** changes that substantially change the nature of, or extend the life of a redevelopment plan; **(4)** changes that increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area, the total displacement of households will exceed ten (10); **(5)** changes that increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the plan was adopted; **(6)** changes that add additional redevelopment project costs to an itemized list of redevelopment project costs set out in a redevelopment plan; and **(7)** changes for a redevelopment plan or project that would result in the displacement of residents from ten (10) or more inhabited residential units, or that contain seventy-five (75) or more inhabited residential units.

E. These registry rules shall not be used to prohibit or otherwise interfere with the ability of eligible individuals and organizations to register for receipt of information to which they are entitled under the Act.

F. These registry rules may be amended by the Village. All amendments are subject to conform to the requirements of the Act.

Sec. 7-64. STRATEGY - AMENDING.

A redevelopment plan may be amended pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, Chapter 24, Section 11-74.4, *et.seq.* of the Illinois revised statutes.

Sec. 7-65 through 7-98. RESERVED.

ARTICLE VII: PENALTY

Sec. 7-99. PENALTY - AS INDICATED BY ARTICLE.

A. All penalties addressed by this article are applicable only upon conviction of the referenced violation in the appropriate legal forum. Upon conviction, the Village shall also be entitled to reasonable fees and costs for its part in the adjudication.

B. Whenever in this Chapter an act is prohibited or is made or declared to be unlawful or a misdemeanor or a violation of this Chapter, or whenever in such Code of ordinances the doing of any act is required or the failure to do any act is declared to be unlawful or a misdemeanor or a violation therefor, the violation of any such provision of this Chapter or any statute herein shall be punishable by a fine of not less than ten-dollars (\$10.00), nor more than seven-hundred, fifty-dollars (\$750.00). Each day any violation of any provision

of the Chapter continues, consecutive or not, shall constitute a separate offense. Regardless of the number of total days of violation, any person's fine shall not exceed three-thousand-dollars (\$3,000.00).